

AGENDA
PLANNING AND ZONING COMMISSION
Held via video conference
Monday, May 18, 2020
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **April 20, 2020**
[April 20, 2020](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Planning commission meeting on Monday, May 18, 2020, will be held via video conference and available for viewing on www.brla.gov, on Metro 21 (Cox Channel 21), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Public comments on any of the items may be submitted via email to planning@brla.gov, submitted via the online form at <https://www.brla.gov/FormCenter/Planning-Commission-26/Planning-Commission-Public-Comment-Form-160>, called in to 225-389-3144, or sent by mail to 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802. Comments must be received prior to 4:00 pm on the meeting day to be read into public record.

CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM

In accordance with Executive Proclamations JBE 2020-30 and 2020-33, issued by Governor John Bel Edwards on March 16, 2020 and March 22, 2020, respectively, this notice shall serve as a certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to a lack of a quorum as a result of the COVID-19 public health emergency.

Pursuant to Section 4 of JBE 2020-30, the Planning Commission for the City of Baton Rouge and Parish of East Baton Rouge will provide for attendance at its next meeting, which will only contain business deemed essential government business, on Monday, May 18, 2020, via video conference. A gathering of the entire membership of the Planning Commission and necessary staff would violate Governor Edwards's order suspending all public gatherings of ten or more people. The items appearing on the agenda have been deemed essential for the continued conduct of business by City of Baton Rouge/Parish of East Baton Rouge.

Considering the foregoing, and in accordance with Proclamation Numbers JBE 2020-30 and JBE 2020-33, the Planning Commission meeting on Monday, May 18, 2020, at 5:00 p.m. will be held via video conference and in a manner that allows for observation and input by members of the public, as set forth in the Notice posted on April 9, 2020.

Ryan L. Holcomb, AICP
Interim Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

2, 10

CONSENT - ITEMS FOR DEFERRAL

18, 20

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **CONSENT FOR WITHDRAWAL PA-6-20 9509 Jefferson Highway**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the north side of Jefferson Highway, to the west of Bluebonnet Boulevard, on Lot A of the Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
Related to Case 15-20

Withdrawn by the applicant on April 29
[Application](#)
3. **Case 15-20 9509 Jefferson Highway**
To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the north side of Jefferson Highway, to the west of Bluebonnet Boulevard, on Lot A of the Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Revised request to Neighborhood Office (NO)
[Application](#) [Staff Report](#)
4. **PA-9-20 16591 Old Scenic Highway**
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Office on property located on the west side of Old Scenic Highway, south of Heck Young Road, on Lot A of J.A. Evans Tract. Section 77, T5S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend denial, examination of the area suggests the existing designation of Agricultural/Rural is appropriate
Related to Case 24-20
[Application](#) [Staff Report](#)
5. **Case 24-20 16591 Old Scenic Highway**
To rezone from Rural to General Office Low Rise (GOL) on property located on the west side of Old Scenic Highway, south of Heck Young Road, on Lot A of J.A. Evans Tract. Section 77, T5S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the minimum criteria for a change of zoning. While it conforms to UDC dimensional requirements, it is inconsistent with the Comprehensive Plan, incompatible with abutting uses, and represents spot zoning introducing office uses in an area surrounded by low density residential and agriculture uses.
Related to PA-9-20
[Application](#) [Staff Report](#)
6. **PA-10-20 13511 Perkins Road**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the north side of Perkins Road, west of Metaire Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail
Related to Case 26-20
[Application](#) [Staff Report](#)

7. **Case 26-20 13511 Perkins Road**
 To rezone from Rural to Light Commercial (LC3) on property located on the north side of Perkins Road, west of Metaire Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PA-10-20
[Application](#) [Staff Report](#)
8. **PA-11-20 East Baton Rouge Parish Pedestrian and Bicycle Master Plan**
 To amend the Transportation Element of the Comprehensive Plan to include the Pedestrian and Bicycle Master Plan
PLANNING STAFF FINDINGS: Planning Commission staff recommends approval, as this plan is needed to accomplish goal 5 of the Transportation Element: Enhance the bicycle and pedestrian network throughout the Parish and accomplishes action item 2.1 under the Parks and Recreation Element: Continue coordination with LADOTD and BREC to develop and implement a bicycle and pedestrian master plan.
[Staff Report](#) [Master Plan](#)
9. **TA-4-20 Chapter 3, Revisions to CUPs**
 Proposed revision to Sections 3.5.4, Issuance of a Conditional Use Permit, through 3.5.8, Revocation of a Conditional Use Permit.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC
[Staff Report](#)
10. **CONSENT FOR WITHDRAWAL Case 16-20 12200 – 12300 UND Parkknoll Avenue**
 To rezone from Rural to Zero Lot Line Residential (A2.6) on property located at the street end of Parkknoll Avenue, to the west of Parkhill Court, on Lot 8 of Stokes Place Subdivision. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
Withdrawn by the applicant on April 23
[Application](#)
11. **Case 23-20 2265 O'Neal Lane**
 To rezone from Rural to Heavy Commercial (HC1) on property located on the east side of O'Neal Lane, north of Bristoe Avenue, on Lot 1-C of CBH INC. property. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request for rezoning is consistent with the Comprehensive Plan, compatible with surrounding uses, and conform to the Unified Development Code requirements
[Application](#) [Staff Report](#)
12. **Case 25-20 3538, 3530, 3518, and 3506 Plank Road 2900-3300 Calumet Street**
 To rezone from Light Industrial (M1), Heavy Commercaill (C2), and Limited Residential (A3.1) to Light Commercial (LC2) on property located on the east side of Plank Road, south of Oswego Street, on Lots 1, 2, 3, A, 5, 6, 7, and 8 of Rosalie Park Subdivision. Section 44, T6S, R1W, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for rezoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conform to the Unified Development Code requirements
[Application](#) [Staff Report](#)

13. **SPUD-1-20 Chapel Hill**

To rezone from Light Commercial (C1) to Small Planned Unit Development (SPUD) on property located on the north side of South Harrell's Ferry Road and east of O'Neal Lane, on Lots 1 and 2 of the James Earl Ziegler Property. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

14. **SNC-2-20 Pet Drive to Bascom Way**

A proposed street name change for Pet Drive, located south of Picardy Avenue and west of Mancuso Lane (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

15. **TND-1-07 Rouzan Final Development Plan, Sunshine Cleaners**

Proposed drycleaner on property located south of Perkins Road and east of Glasgow Avenue, on Lot RZ-3-B-3 of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Traditional Neighborhood Development for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

16. **TND-1-07 Rouzan Final Development Plan, Phase 1C Revision 6**

Proposed three phases on an existing commercial development on property located south of Perkins Road and east of Glasgow Avenue, on the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Traditional Neighborhood Development for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

17. **PUD-5-07 The Grove Townhomes, Final Development Plan**

Proposed medium density residential development located east of Mall of Louisiana Boulevard and south of Interstate 10, on Tracts WG-2C, WG-2F, and WG-2E-2 of the Kleinpeter Property. Sections 55, 56, and 57, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration.

[Application](#) [Staff Report](#) [Plans](#)

18. **CONSENT FOR DEFERRAL S-14-19 Foster Creek**

Proposed major low density single family residential subdivision located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)

Related to PA-16-19

Deferred to June 15 by the Planning Director

[Application](#)

19. **S-9-18 Miraval, 2nd and 3rd Filings**
 Proposed major low density single family residential subdivision located on the west side of Old Scenic Highway, and north of Groom Road, on Tract C-2-A of the Lucy Crumholt Property (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
20. **CONSENT FOR DEFERRAL SS-4-20 Goodwood Place (Flag Lot Subdivision)**
 Proposed flag lot subdivision located south of Seven Oaks Avenue, and west of Lasalle Avenue, on Lot 6-B of the Goodwood Place Subdivision, Block 14 (Council District 11 - Watson)
Deferred to June 15 by Councilmember Watson
[Application](#)
21. **SS-5-20 Jimmie R. Major Tract**
 Proposed subdivision located south of Brightside Drive, and west of Sharlo Avenue, on Tract B-1-A-1-A of the Jimmie R. Major Tract (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
22. **SP-7-17 IDEA Charter Phase 2**
 Proposed addition to an existing educational institution located north of North Airway Drive and east of Airline Highway, on Lot Z-1-A of the Cortana Plantation Subdivision (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
23. **Creation of a working group to discuss the process for selecting a permanent Planning Director. This item may be discussed in executive session.**

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN